District	Density	Minimum	Frontage	Primary	Primary	Primary	Acc.	Acc.	Acc.	Total Lot	Primary Building	Acc. Building
		Lot Size		Front Yard	Side Yard	Rear Yard	Front	Side Yard	Rear	Coverage	Height Max	Height Max
				Setback	Setback	Setback	Yard	Setback	Yard	Max		
							Setback		Setback			
R3 Class I	1 du./10,000 sf	10,000 sf	1 du./100 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge	25 ft ridge
											35 ft flat	20 ft flat
R3	1 du./15,000 sf	15,000 sf	1 du./100 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge	25 ft ridge
Class II											35 ft flat	20 ft flat
R2	1 du./15,000 sf	15,000 sf	1 du./125 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge	25 ft ridge
Class I	1 du./13,000 S1										35 ft flat	20 ft flat
R2		20,000 sf	1 du./125 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge	25 ft ridge
Class II	1 du./20,000sf	20,000 31	1 44./123 1000	50 It	1311	23 10	50 It	1011	1011	5070	35 ft flat	20 ft flat
		20.000 0	1 1 (150.0	20.0	1.5.0	25.0	20.0	10.0	10.0	200/		
R1	1 du./30,000 sf	30,000 sf	1 du./150 ft	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge	25 ft ridge
Class I											35 ft flat	20 ft flat
R1	1 du./40,000sf	40,000 sf	1 du./150 ft	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge	25 ft ridge
Class II	1 44.7 10,00051										35 ft flat	20 ft flat
R5	1 du./5 acres	40,000 sf	1 du./300 ft	75 ft	50 ft	100 ft	75 ft	50 ft	100 ft	20%	40 ft ridge	35 ft ridge
	1 du./5 acres										35 ft flat	30 ft flat
R10		40,000 sf	1 du./300 ft	75 ft	50 ft	100 ft	75 ft	50 ft	100 ft	20%	40 ft ridge	35 ft ridge
KIU	1 du./10 acres	70,000 31	1 44./500 11	/ J It	50 It	100 11	7511	50 It	100 11	2070	35 ft flat	30 ft flat
GD1	1 1 /10 000 0	10,000 sf	1 du./100 ft	30 ft	10 ft	30 ft	30 ft	10 ft	30 ft	60%	40 ft ridge	30 ft ridge
Class I	1 du. /10,000 sf	10,000 51	1 44.710010	5010	1010	5010	5010	1010	5011	0070	35 ft flat	25 ft flat
GD1	1.1. /20.000.0	20,000 sf	1 du./100 ft	30 ft	10 ft	30 ft	30 ft	10 ft	30 ft	60%	40 ft ridge	30 ft ridge
Class II	1du./20,000sf	20,000 51	1 44.710010	5 0 10	1010		5 0 10	1010	0 10	00,0	35 ft flat	25 ft flat
GD2	(MU) 1 du / 4,356	20,000 sf	1 du./100 ft	30 ft	15 ft	30 ft	45 ft	15 ft	30 ft	70 %	40 ft ridge	40 ft ridge
Class I	sf	, , , , , ,									35 ft flat	35 ft flat
GD2		20,000 sf	1 du./100 ft	30 ft	15 ft	30 ft	45 ft	15 ft	30 ft	70 %	40 ft ridge	40 ft ridge
Class II	10,890 sf										35 ft flat	35 ft flat
GD3	1 du./10,000sf	10,000 sf	1 du./100 ft	30	15 ft	25 ft	45 ft	15 ft	30 ft	70%	40 ft ridge	40 ft ridge
	1 uu./10,00081										35 ft flat	35 ft flat
GD4	1 du./10,000sf	10,000 sf	1 du./100 ft	30	15 ft	25 ft	45 ft	15 ft	30 ft	60%	20 ft eave	20 ft eave
	1 du./10,00081										34 ft ridge	34 ft ridge
											24 flat rooflines	24 flat rooflines

District	Density	Minimum	Frontage	Primary	Primary	Primary	Acc.	Acc.	Acc.	Total Lot	Primary	Acc. Building
	Bensity	Lot Size		Front	Side	Rear	Front	Side	Rear	Coverage	Building	Height Max
				Yard	Yard	Yard	Yard	Yard	Yard	Max	Height Max	
				Setback	Setback	Setback	Setback	Setback	Setback			
BD		10,000 sf	100 ft	25 ft.	15 ft.	25 ft.	25 ft.	15 ft.	25 ft.	80%	40 ft ridge	40 ft ridge
											35 ft flat	35 ft flat
COM		20,000 sf	100 ft	45 ft	15 ft	30 ft	45 ft	15 ft	30 ft	Class I	40 ft ridge	40 ft ridge
										70%	35 ft flat	35 ft flat
										Class II		
										60%		
IND		40,000 sf	150 ft	45 ft	20 ft	25 ft	45 ft	15 ft	15 ft	80%	40 ft ridge	40 ft ridge
											35 ft flat	35 ft flat
AGR	1 du./25 acres	40,000 sf	1 du./300 ft	75 ft	50 ft	100 ft	75 ft	50 ft	100 ft	20%	40 ft ridge	40 ft ridge
											35 ft flat	35 ft flat
MHP	1 du./15,000sf	15,000 sf	1 du./100 ft	15 ft	10 ft	10 ft	15 ft	10 ft	10 ft	20%	40 ft ridge	25 ft ridge
											35 ft flat	20 ft flat
FP		40,000 sf	300 ft	200 ft	200 ft	200 ft	200 ft	200 ft	200 ft	10%	40 ft ridge	25 ft ridge
											35 ft flat	20 ft flat
CSVD	1 du./40,000sf	40,000 sf	150 ft	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge	25 ft ridge
	1 uu./40,00081										35 ft flat	20 ft flat

Additional Considerations

- $\overline{(1)}$ = In all districts, total front yard coverage shall not exceed 30%.
- (2) = 45 foot front yard setback required for primary and accessory structures on highways (see Article 2.05 Setbacks & Buffers)
- (3) = Minimum lot size and setbacks may be reduced when approved in accordance with Article Nine, Planned Unit Developments
- (4) = In an Industrial District side or rear yard setback on any lot abutting a residential use or district shall be 100 ft.
- (5) = In the Agricultural District, silos and grain elevators shall be excluded from height restrictions.
- (6) = The height of buildings may be increased in accordance with Article Two Section Seven.
- (7) = Multi-family = MU
- (8) Please consult associated Article and Section in Zoning Regulations for additional considerations and requirements.
- (9) In accordance with Section 2.06E herein accessory structure heights may be increased up to up to thirty (30) feet in height or the height of the primary structure whichever is less.

Class I = Municipal water and either municipal sewer or community septic

Class II = Individual on-site septic